

	Planning and Zoning Commission	AGENDA # _____
	STAFF REPORT	

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James Gagliardi, AICP, City Planner

MEETING DATE: June 4, 2015

REQUEST

Request by Design Results, LLC on behalf of Piyush Patel, for the following land use approval on 1.8 acres of land otherwise known as 804 N Cacheris Court (APN: 505-23-001U) within the Casa Grande Corporate Center Planned Area Development (PAD) (Planner James Gagliardi):

- 1. DSA-15-00021: Major Site Plan/Final Development Plan** for development of an 11,370 sq. ft. Boston's Restaurant and Sports Bar.

APPLICANT/OWNER

Design Results, LLC
4041 W Orangewood Dr
Tucson, AZ 85741
P: 520-690-4440
Email: donrwaid@centurylink.net

Piyush Patel
222 S Freeway
Tucson, AZ 85744
P: 520-251-1800
Email: Sup8casa@aol.com

HISTORY

October 2, 1989: Ordinance No. 1178.18 was approved by City Council, annexing the site into the City of Casa Grande as part of the Northeast Annexation, with the initial zoning established of General Business (B-2).

March 5, 2008: Ordinance 1178.316 was approved by City Council, changing the zoning from B-2 to the Casa Grande Corporate Center Planned Area Development (PAD).

PROJECT DESCRIPTION

Site Area	76,768 sq. ft.
Current Land Use	Community Center (vacant lot)
Existing Zoning	Casa Grande Corporate Center PAD

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning & Use
North	<i>Commerce & Business</i>	UR (Undeveloped)
East	<i>Commerce & Business</i>	UR (Undeveloped)
South	<i>Community Center</i>	PAD (undeveloped / gas station)
West	<i>Community Center</i>	B-2 (hotel)

SITE CONTEXT AERIAL



General Discussion:

The Applicant is requesting Major Site Plan/ Final Development Plan approval for the construction of Boston's Restaurant and Sports Bar (Exhibit A). This restaurant--a chain located in approximately 400 locations across the United States, Canada, and Mexico—is proposed to be 11,300 sq. ft. in size. Of this, 9,758 sq. ft. is the restaurant, bar, and accessory video arcade. There is also a 1,000 sq. ft. enclosed patio, and the remainder consisting of accessory walk-in coolers (Exhibit B).

Compliance with Major Site Plan / Final Development Plan Review Criteria

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan / Final Development Plan application. Staff's analysis of how the proposed plan complies with each of these criteria is as follows:

1. Relationship of the plan elements to conditions both on and off the property

The site is a rather flat parcel bordering undeveloped property to the north and to the east. To the south, it borders both an undeveloped parcel and a parcel that is developed as a gas station (Chevron). An access drive has been provided to allow access to these two southern lots. The restaurant has been sited to be close to Cacheris Court to the west, which helps foster good street-to-site compatibility.

2. Conformance to the City's zoning ordinance

The site is within the Casa Grande Corporate Center PAD, and as such is required to comply with the uses and development standards as set forth within its PAD guide. The allowed uses are similar to the B-2, with specific restrictions. The use upon this lot as a restaurant, bar, with an accessory arcade is permissible.

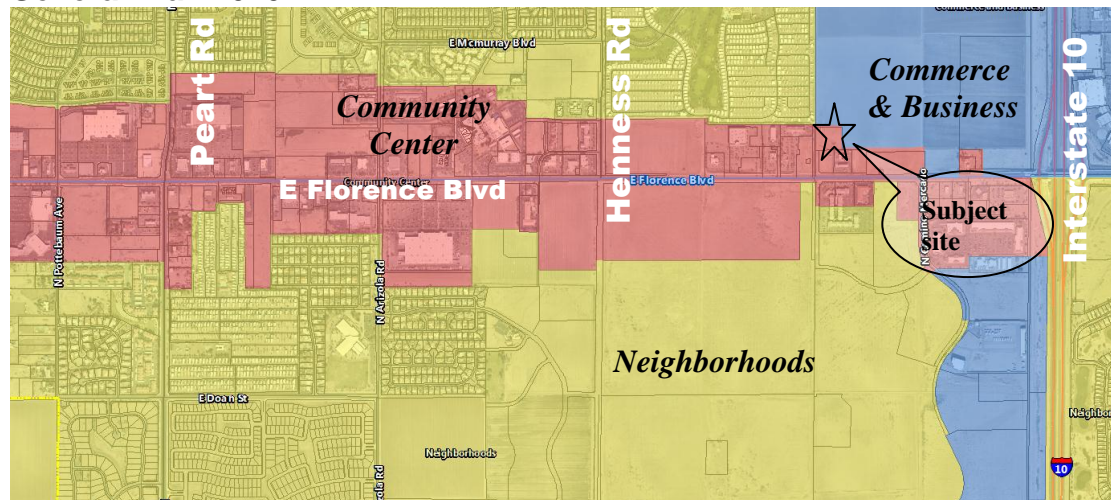
The development standards allow a maximum height of 35 ft. and setbacks are to be the same distance from the property line as its height. The building is proposed to be 32 ft. in height with its closest point is 32 ft. to the property line (from Cacheris Court).

3. Conformance to the City's General Plan

The subject site is designated as *Community Center* in the City's General Plan 2020, which allows commercial uses, much like the *Commerce & Business* land use designation also found within the General Plan. The main distinction of these two designations is how the form of commercial development is to appear within the *Community Center* land use. The goal of the *Community*

Center land use is to provide a pedestrian friendly connection between streets and sites by providing for development that is closer to the street than a scenario where the building is separated from the street by rows of parking. This plan achieves the Community Center form by constructing the building as close to Cacheris Ct as the setbacks of the PAD allow. There is also a sidewalk connecting the public sidewalk to be constructed along Cacheris to the building. There area between the west elevation and the street is landscaping, with no parking in this area. Additionally, the closest part of the building to the street is the covered patio helping bolster a vibrant street scene as the area around this site further develops.

General Plan 2020



4. The impact of the plan on the existing and anticipated traffic and parking conditions

A Traffic Impact Analysis (TIA) was prepared by Physical Resource Engineering Inc. and subsequently reviewed by the City Traffic Engineer. Based on this TIA, it was determined that the intersection of Florence Blvd and Cacheris Court needed to be modified to prevent left turns onto E Florence from N Cacheris Court. With the traffic-control curbing provided on the Major Site Plan, an acceptable level of service is maintained at this intersection. Further details of this control curbing will be provided for review on the Public Improvement Plan at the time of building permitting.

5. The adequacy of the plan with respect to land use

Across Cacheris Court is a hotel (Holiday Inn). Both the hotel and gas station are complimentary uses to a restaurant, especially given the large amount of Interstate traffic this area receives due to its proximity to the Florence Blvd / Interstate 10 interchange.

6. Pedestrian and vehicular ingress and egress

There is one access point from Cacheris Court onto the property; a driveway is shown on the Major Site Plan that would provide cross-access to the existing Chevron Station and the vacant lot to the south. A sidewalk is provided from Cacheris Court to the building.

A portion of Cacheris Court is currently not dedicated as right of way. Per City Code, half-street dedication adjacent to a developing parcel is required along with half-street improvements necessary to support the development. Cacheris is a collector street designed to be 80 ft. wide. The Major Site Plan as proposed shows this area be dedicated as right of way. A map of dedication for this right of way is scheduled for City Council review on June 15, 2015. As a condition of approval, the Map of Dedication shall be approved and recorded prior building permit issuance.

7. Building location and height

See number 2, *Conformance with the City's Zoning Ordinance*.

8. Landscaping

A landscape plan was provided and found to meet the landscaping criteria as set forth in the Article VI of 17.52 of the City Code (Exhibit C). The final landscape plan will be reviewed in conjunction with the review of the building permit. Commercial sites require two trees and five shrubs for every three parking spaces. 108 parking spaces are to be provided with 72 trees and 180 shrubs being provided as required. Landscape islands are also sufficiently provided, with landscaped islands provided every ten parking spaces. This site also provides a landscape area of 20.4% where only 10% is required. A landscape buffer ranging from 15 ft. to 32 ft. has been provided adjacent to Cacheris Court.

9. Lighting

A photometric plan has been submitted showing no bleed of light onto other sites (Exhibit D). Per the PAD, light poles cannot exceed 25 ft. in height. The photometric plan however, shows 35 ft. tall poles. As a condition of approval, the poles are not allowed to exceed 25 ft. in height. A revised photometric plan shall be provided detailing that reduction.

10. Provisions for utilities / Site drainage & grading

Water is to be provided by Arizona Water, and waste water is to tie into the City of Casa Grande's sewer line. A drainage report and plan have also been provided to assess size and location of retention basins. The preliminary reports are currently under their second review with City staff. It's been determined that the outstanding review items resulting from the first review do not affect the placement of the building, parking, or retention location. As a

condition of approval, the following outstanding review items must be resolved as determined by City staff prior to the issuance of a building permit:

1. Revise Drainage Report and plan where applicable to show the following:

- The basis of Runoff Coefficient C for Pervious area is 0.7 (Desert lawn or rock lawn) per City Code 15.40.1290. Please Revise. A weighted runoff coefficient for a substantially paved site like this is needed for final drainage analysis.
- Rainfall intensity is related to time of concentration. Refer to Rational Method methodology provided in Pinal County Drainage Manual or Maricopa County Drainage Design Manual (Hydrology) for peak flow calculations and revise the drainage design (hydrologic and hydraulic) accordingly.
- Provide storm drain profiles of CMP drain pipe proposed (see note 5 on sheet C 2.0) indicating how the onsite flows are captured and conveyed to the proposed retention basins.
- Additional flow appears to come from the proposed driveway at SW of site from adjacent property. Need clarification. All water which falls within the respective one-half of all abutting streets to the development from 100-year storm of a 1-hour duration must be retained within the boundaries of the development (15.40.1240A, 15.40.1250A, 702.1).
- Need drywell/s to drain the underground storage tank/s as pipe perforations and bedding media may get clogged over time.
- The redlines previously provided on Sheet 2.0 Grading Plan and Details have not been fully addressed. Please refer to redlines previously provided and revise.

2. Revise the Water Design Report to show the following:

- Design demand flows based on square footage likely is not adequate for basis of design; provide realistic demand values based upon equipment, fixtures, etc.
- Fireflow requirements must be approved by the City of Casa Grande Fire Marshall, including any reduction allowed for implementation of fire-suppression system. Report needs to clearly demonstrate that required fireflow will be available at the site.
- Fire hydrant data sheet provided indicates test is not recent (May 2011) and was performed on a hydrant which is not connected to the line

which this project intends to connect to.

- Design must clearly demonstrate that adequate supply is available to supply domestic and fire demands.

11. Open space

N/A

12. Loading and unloading areas

Loading and unloading areas are provided behind the building...

13. Signage

Signage is subject to a Comprehensive Sign Plan for the Casa Grande Corporate Center. At this time only wall signage is allowed on the elevation parallel a street. A detached sign is allowed on the parcel to the south to share with the future business that gets developed on that lot. A sign plan amendment is to be submitted to be considered administratively allowing for additional signage. Signage is also to be reviewed through separate sign permits.

14. Screening

The loading areas are screened from view by the building. 15 ft. – 32 ft. of landscaping and retention serves as effective screening between the parking lot and street.

15. Setbacks

See No. 2.

16. Parking

The City Code requires that one parking space per 100 sq. ft. be provided for *restaurant* establishments, with one parking space per 200 sq. ft. required for patios. The building requires 98 parking spaces, with 108 parking spaces provided.

17. Other related matters

Elevations have been provided showing a use of stucco, concrete panel and stone columns. There is to be four-sided architecture of building (Exhibit E).

PUBLIC NOTIFICATION/COMMENTS

Notification:

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on May 17, 2015 for the June 4, 2015 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on May 20, more than the ten days required prior to the hearing to owners of property situated within 200 feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the Applicant by May 20, 2015 on the subject site, fifteen days prior to the hearing as required. An affidavit confirming this posting has been supplied.

Inquiries/Comments

Staff has received no inquiries or comments.

RECOMMENDED MOTION

Staff recommends that approval of the Major Site Plan DSA-15-00021 with the following conditions:

Conditions:

1. Map of Dedication must be approved by City Council and recorded prior to issuance of a building permit.
2. Modify the light standard detail on the photometric plan to reduce the height from 35 ft. to 25 ft.
3. Revise Drainage Report and Plan where applicable to show the following:
 - The basis of Runoff Coefficient C for Pervious area is 0.7 (Desert lawn or rock lawn) per City Code 15.40.1290. Please Revise. A weighted runoff coefficient for a substantially paved site like this is needed for final drainage analysis.
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accordingly.

- Provide storm drain profiles of CMP drain pipe proposed (see note 5 on sheet C 2.0) indicating how the onsite flows are captured and conveyed to the proposed retention basins.
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- Design must clearly demonstrate that adequate supply is available to supply domestic and fire demands.

Exhibits

Exhibit A- Narrative

Exhibit B -Major Site Plan

Exhibit C- Landscape Plan

Exhibit D- Photometric Plan

Exhibit E- Elevations

Exhibit A – Narrative

DESIGN RESULTS LLC

4041 W. ORANGEWOOD DRIVE, TUCSON, ARIZONA 85741
PHONE: 520-690-4440 E-MAIL: DONRWAIT@CENTURYLINK.NET

February 16, 2015

City of Casa Grande Planning & Development
510 E. Florence Blvd.
Casa Grande, Az. 85122

Re: Pre-Application Narrative
Boston's Restaurant & Sports Bar
804 N. Cacheris Court, Casa Grande, Az.
Assessor's Parcel #505-23-001U

SITE:

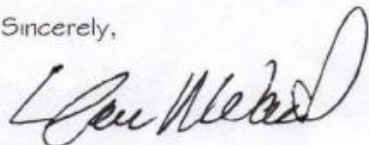
The site is a 1.79 acre parcel located on the east side of Cacheris Court approximately 350 feet north of the Florence Blvd right-of-way. Access to the parcel will be by turning north on Cacheris Court from Florence Blvd.

Use:

The proposed use will be a "sit-down" restaurant with an extensive menu, featuring a gourmet pizza list. Boston's Restaurant & Sports Bar is an American spin-off of the Canadian chain of Boston's Pizza restaurants. Complimenting the restaurant is a sports bar with a full line of beverages, plenty of video screens to watch your favorite game, and an outdoor patio to enjoy our beautiful Arizona evenings.

Mom and Dad don't have to leave the kids with Grandma, for after dinner the kids can enjoy an evening of gaming in the video arcade, adjacent to the restaurant, while the adults gather in the sports bar. This restaurant, sports bar, and video arcade will employ approximately twenty-five (25) full time people and, with its location just off Florence Blvd, it will be convenient for locals as they travel to and from shopping and for travelers staying in the many nearby hotels.

Sincerely,



Don R. Waid
Design Results, LLC

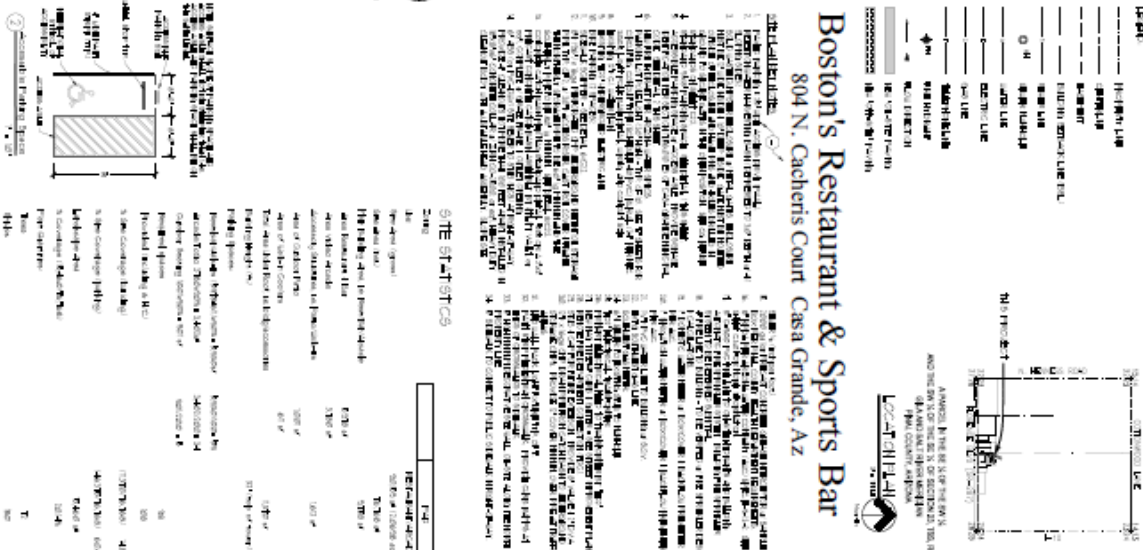
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Exhibit C – Landscape Plan

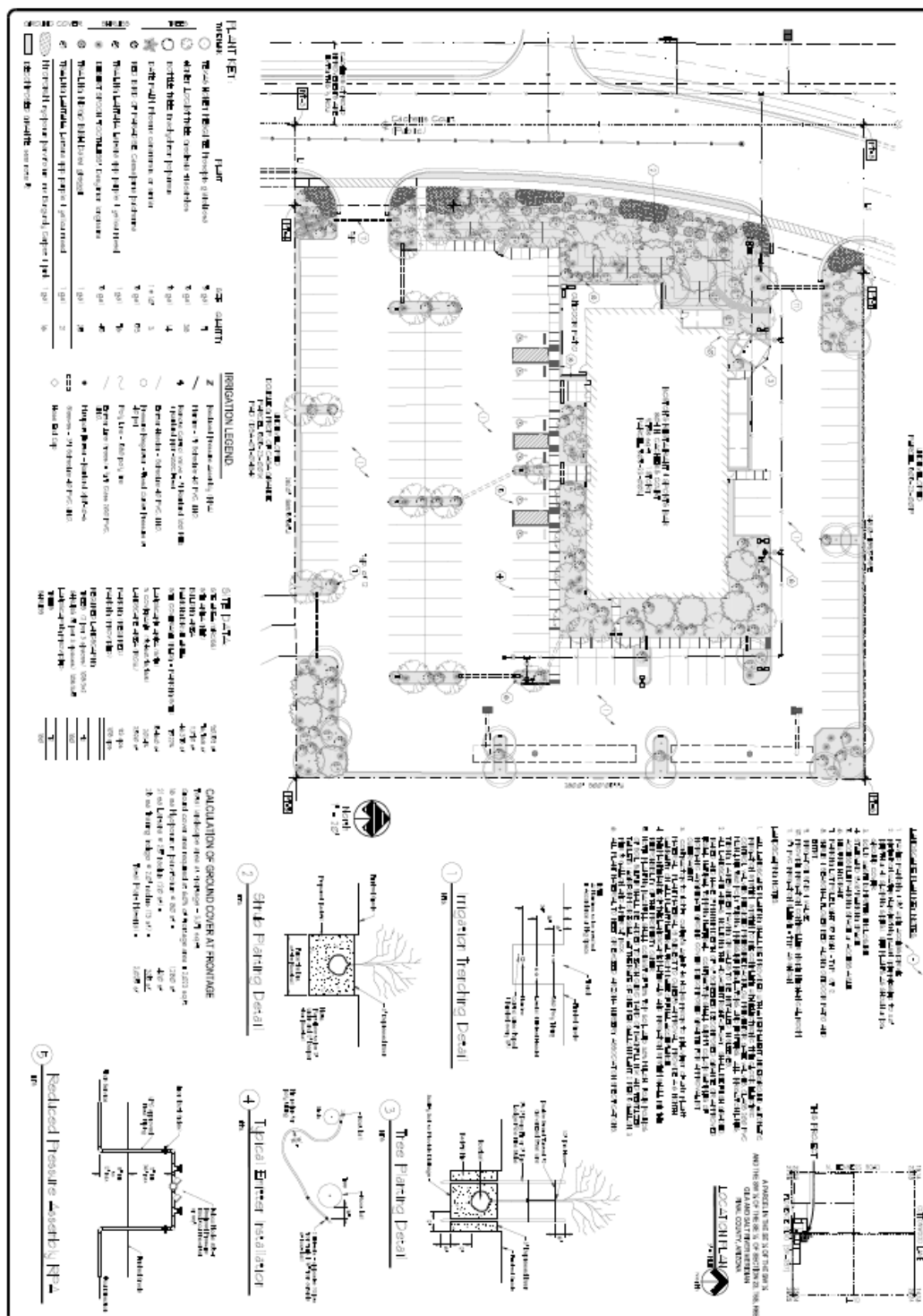


Exhibit D- Photometric Plan

LUMINAIRE SCHEDULE					
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	BEAM ANGLE
1	1' x 4' RECESSED FLUORESCENT LIGHT FIXTURE	OSRAM	40W/840	40W	120°
2	2' x 4' RECESSED FLUORESCENT LIGHT FIXTURE	OSRAM	80W/840	80W	120°
3	4' x 8' RECESSED FLUORESCENT LIGHT FIXTURE	OSRAM	160W/840	160W	120°

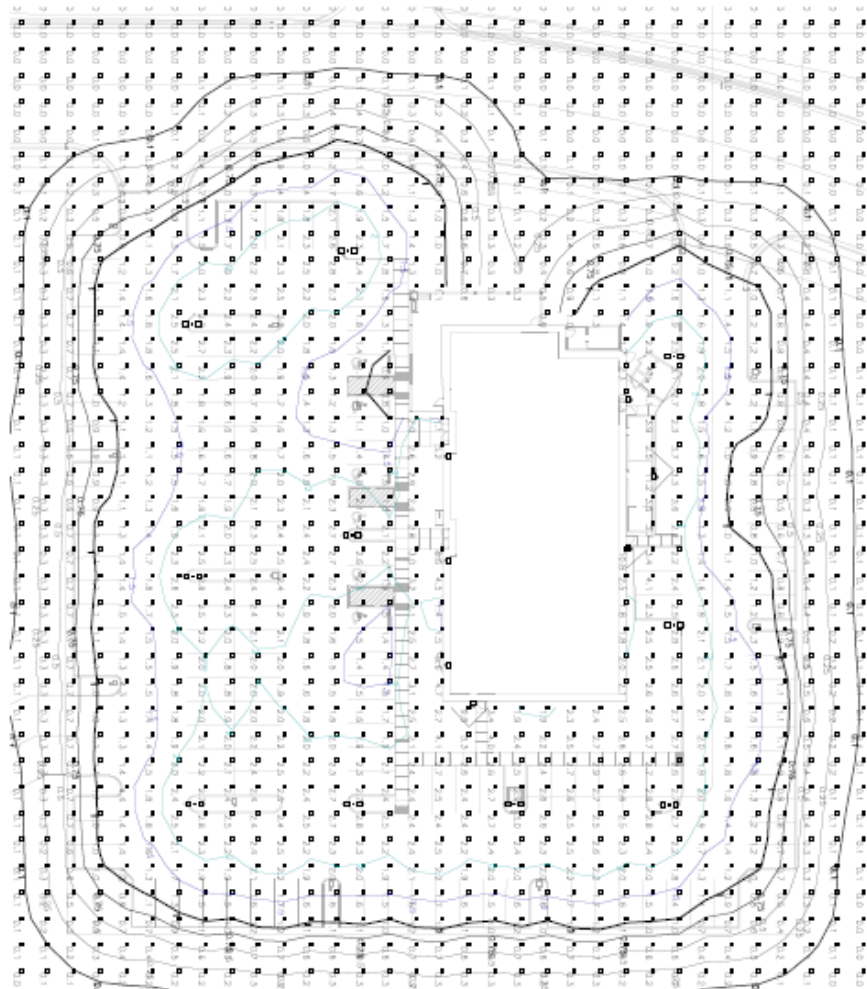
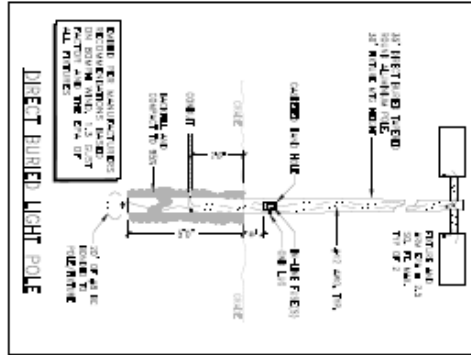
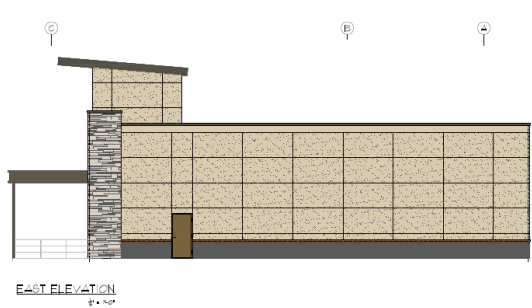
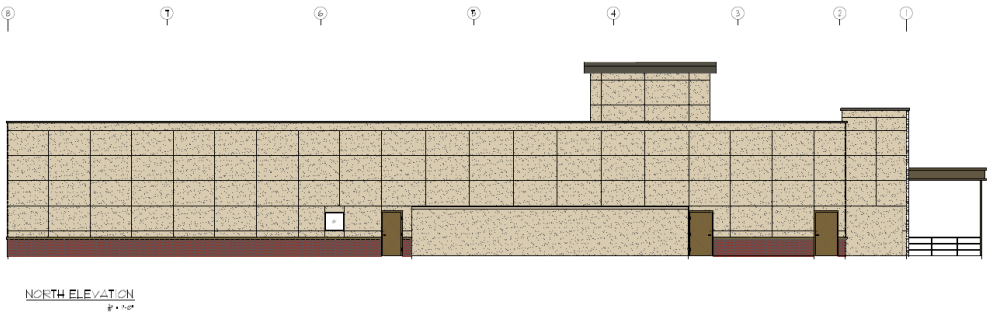


Exhibit E – Elevations



Exterior Finish Schedule			
MSK	Company/ID	Style/Color	Contact
AC-1	Dark Bronze Aluminum		
AWF-1	Nichols USA, Inc.	Uniquelux® - "Steel"	888-444-4421 www.nichols.com
SPW-1	Coronado Stone Products	Norman Brick - "Sagecroft" 12" x 12"	800-847-0993
SPW-1	Shaw-Williams	SPW101 - "Sagecroft" 12" x 12"	SPW Basic Color
SPW-2	Shaw-Williams	SPW102 - "Hickorybrook" 12" x 12"	SPW Basic Color
SPW-3	Shaw-Williams	SPW103 - "Frisson Brook" 12" x 12"	SPW Basic Color
SPW-4	Coronado Stone Products	Norman Ledger - "Grey" Quarry	800-847-0993



Exterior Finish Schedule			
MSK	Company/ID	Style/Color	Contact
AC-1	Dark Bronze Aluminum		
AWF-1	Nichols USA, Inc.	Uniquelux® - "Steel"	888-444-4421 www.nichols.com
SPW-1	Coronado Stone Products	Norman Brick - "Sagecroft" 12" x 12"	800-847-0993
SPW-1	Shaw-Williams	SPW101 - "Sagecroft" 12" x 12"	SPW Basic Color
SPW-2	Shaw-Williams	SPW102 - "Hickorybrook" 12" x 12"	SPW Basic Color
SPW-3	Shaw-Williams	SPW103 - "Frisson Brook" 12" x 12"	SPW Basic Color
SPW-4	Coronado Stone Products	Norman Ledger - "Grey" Quarry	800-847-0993